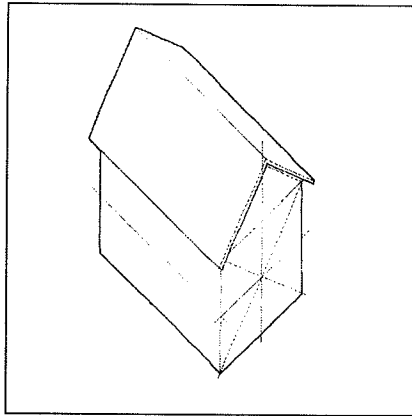
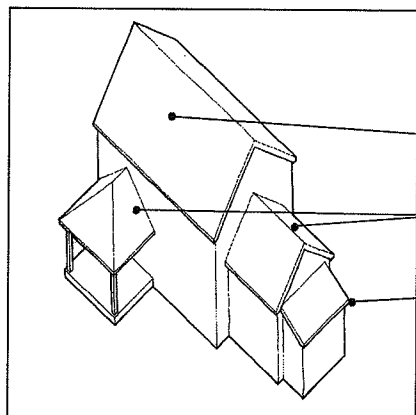


BUILDING MASSING

GENERAL



SIMPLE MASSING



COMPLEX MASSING

main roof

secondary roofs

tertiary roof

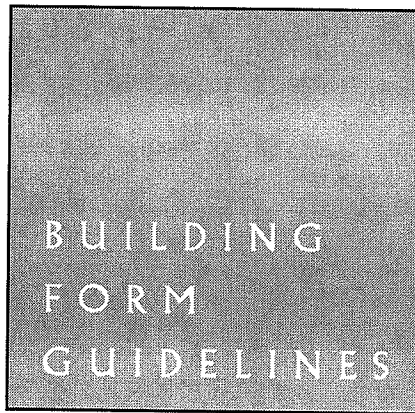
BUILDING FORM GUIDELINES

A SIMPLE massing consists of a single roof type over a single volume.

A COMPLEX massing is composed of a main or dominant roof and one or more secondary roofs over their respective volumes.

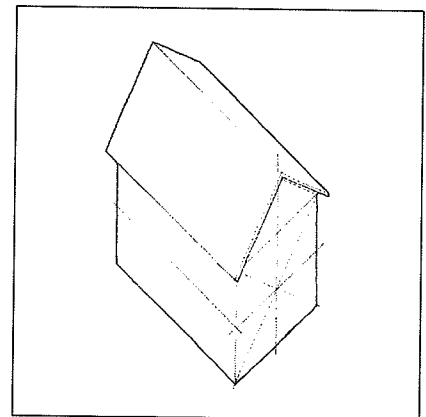
Secondary volumes and roofs should be proportionate to, and smaller than, the main volume and roof form. With the exception of porch roofs, the pitch of secondary roofs should match that of the main roof.

Complex massing is common and gives the appearance of growth over time. The advantage of complex massing on larger buildings is the appearance of a smaller scale. The use of complex massing for larger buildings allows the building to match a local scale.



Simple massing with gable roofs occurs in the Hilltop and Point Road districts. In the Village and at the Four Corners, most of the gable buildings have secondary forms or added features including bays, ells, porches, or dormers.

SIMPLE MASSING



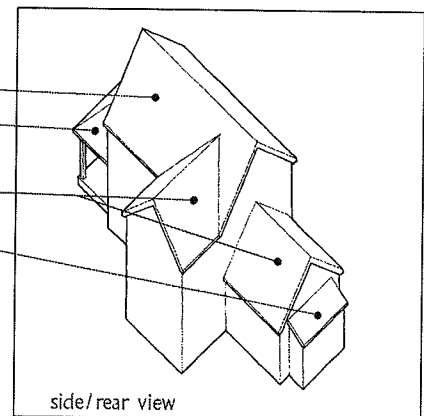
Complex massing results when multiple roofs/volumes are conjoined. Secondary roofs on buildings with a primary gable roof should be gable or shed.

Secondary volumes are typically smaller than the main volume, with similarly smaller roofs. Historically, however, there are instances where full height secondary gable roofs meet the main gable and are wrapped with one story porch roofs to create an attractive geometry.

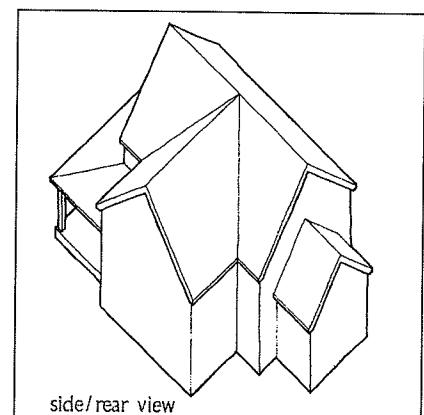
NOTE: The lengths of roofs along the eaves of the main facades must be equal; the roof ridges must meet.

COMPLEX MASSING

main gable
secondary hip at porch
secondary gable roofs
tertiary shed roof

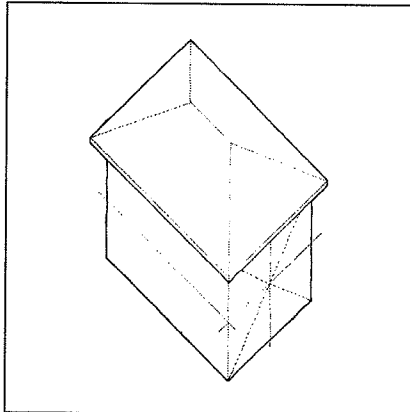


COMPLEX MASSING

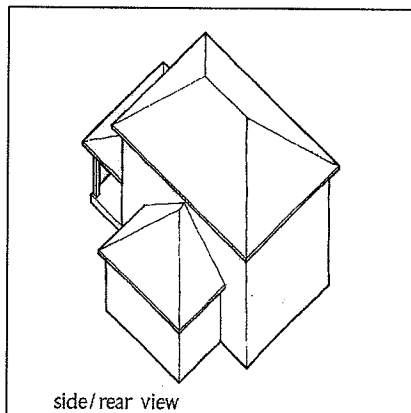


BUILDING MASS- ING

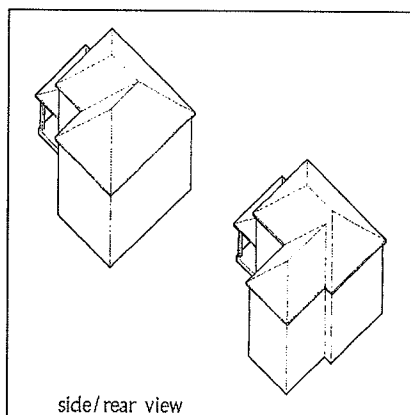
HIP ROOFS



SIMPLE MASSING



COMPLEX MASSING



COMPLEX MASSING

BUILDING FORM GUIDELINES

Hip roofs are commonly used in the area. Roof pitches for a hip roof range from 6:12 to 10:12. Hip roof pitches on porches may range from 4:12 to 10:12.

Secondary roofs on a primary hip roof require care in placement as a result of the symmetry set up by the main roof geometry. It is often appropriate to center secondary roofs on the main hip roof mass. Secondary roofs to a main hip roof should be hip or shed.

Full-height additions require the roof ridges to meet, and the length of roofs along the eaves of the main facades to be equal.

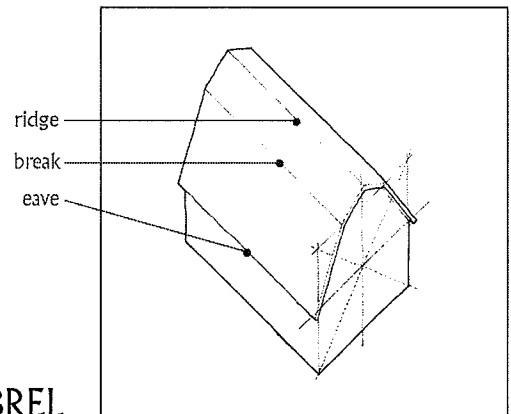
Smaller additions require the roofs to be lower and subordinate to the main roof.

BUILDING FORM GUIDELINES

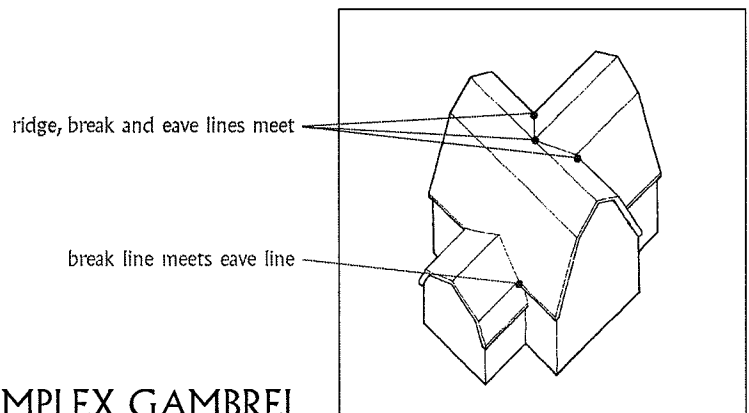
BUILDING MASSING GAMBREL ROOFS

Secondary roofs on main gambrel roofs should be gambrel and placed carefully to respect the eave and break lines of the main roof. Secondary gambrel roofs can be placed at the end walls of a main gambrel roof massing.

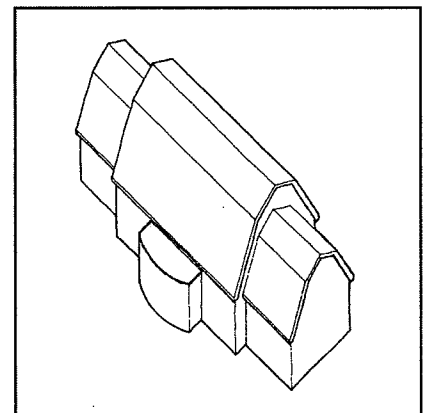
SIMPLE GAMBREL



COMPLEX GAMBREL

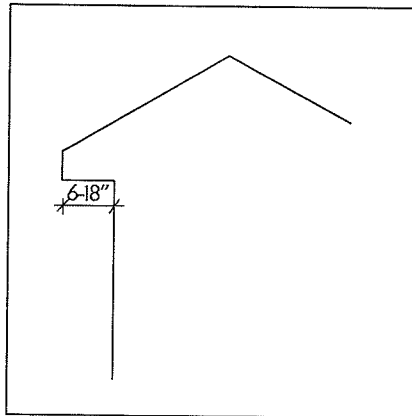
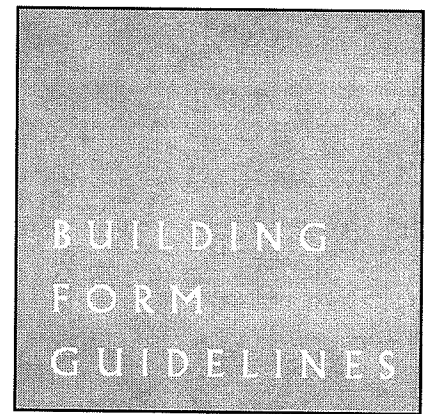


COMPLEX GAMBREL

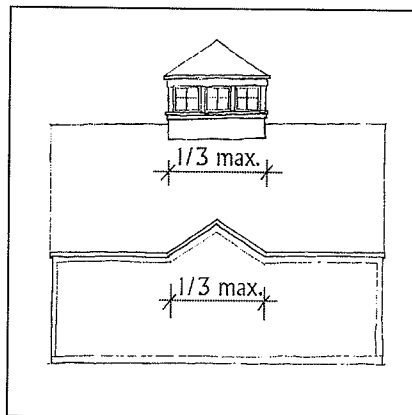


ROOF DETAILS

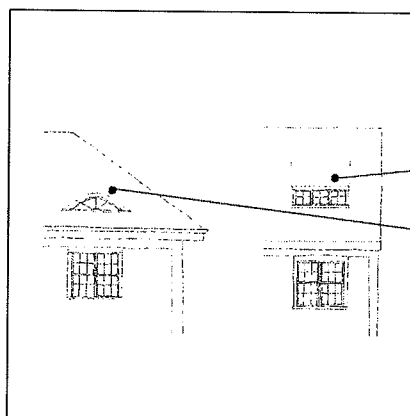
GENERAL



OVERHANGS



TURRETS/LANTERNS
EAVE BREAKS



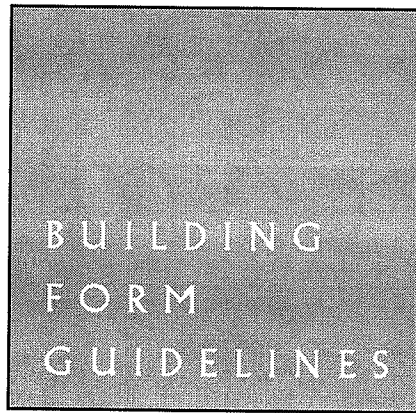
rectangular roof window
eyebrow

ROOF WINDOWS

ROOF OVERHANGS of 6" to 18", exclusive of gutters, are encouraged. The extent of overhang should respect the general historical geometry of the building. Cape Cod style buildings typically have a 6"-9" overhang, whereas a shingle style building might have a 10"-18" overhang.

TURRETS, LANTERNS, and EAVE BREAKS can be attractive roof features. They should be centrally placed in the main roof and should not interrupt the plain of the main roof more than approximately 1/3 of the length of the roof plane.

ROOF WINDOWS not only provide high interior light, but also add interest to the roof plane. Eyebrow roof windows were used in the late 1800's and early 1900's in Shingle Style buildings. Small roof windows set in like dormers are also used in lieu of the more modern skylights on historical or historic-style buildings. Historic-style roof windows are encouraged on roof planes visible from the street. Skylights are acceptable on roof planes at the rear of buildings.



ROOF DETAILS

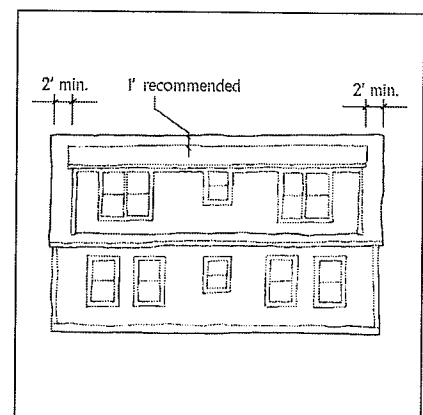
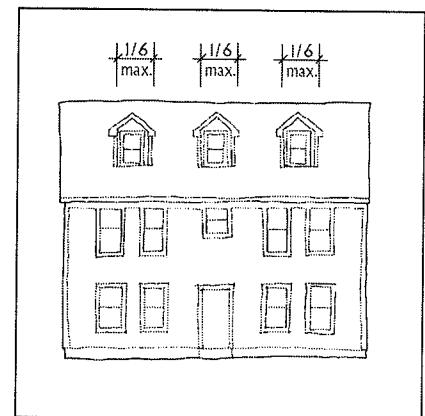
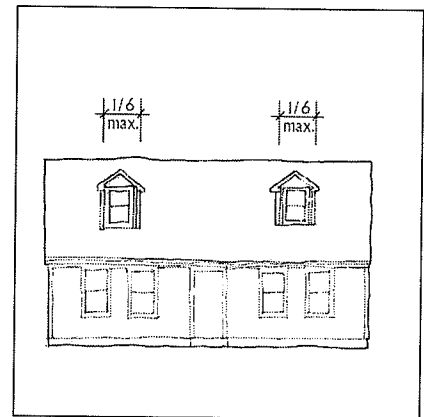
DORMERS

DORMERS may be incorporated into the main roof, in proportion to the size of the main roof. Dormers should be placed symmetrically in elevation, and should be in locations balanced with the windows below.

Dormers should not interrupt the plane of the roof more than $\frac{1}{3}$ to $\frac{1}{2}$ of the length of the main roof plane at the front or street elevations.

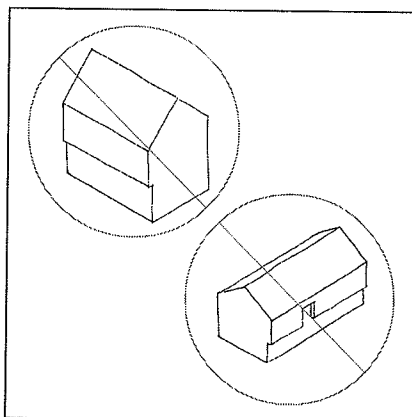
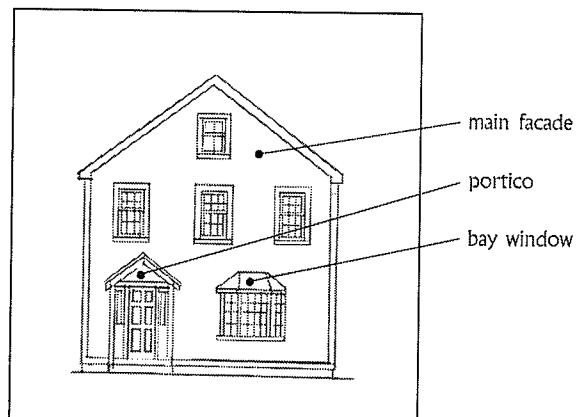
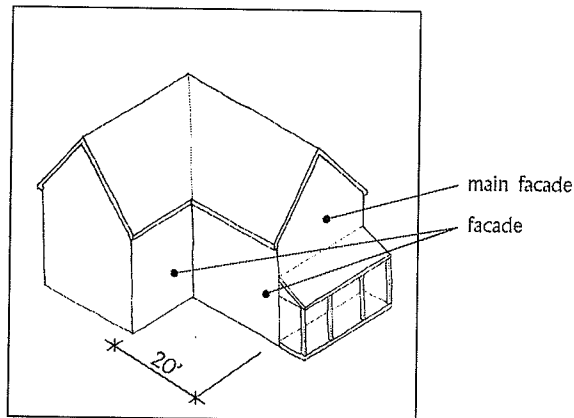
Full dormers are discouraged except at the rear of the building. In every case of dormer use, there should be a continuation of the main roof plane on all sides of the dormers.

DORMERS



FACADES

GENERAL



BUILDING FORM GUIDELINES

The main FACADE of a building is the facade closest to the street or common way. Any other side or front facing vertical planes within a 20' setback of the main facade is also considered a facade.

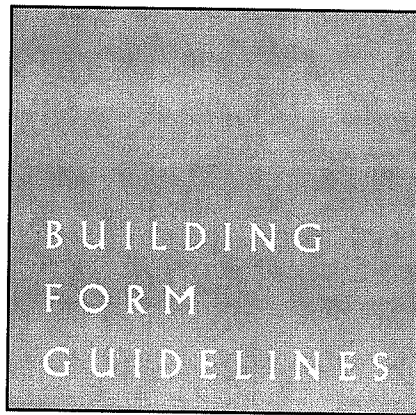
One story porches, whether wrap-around, full width of the main facade, or over the entry, are encouraged at the main facade.

Bay windows, porticoes and historical facade projections are acceptable as long as they remain subordinate and in proportion to the facade.

While parking at the back or side of a building may necessitate an alternate entrance, the door treatment on the main facade should have the appearance of a primary entrance. It should not be blocked by services or other secondary functions.

Facades where the upper story overhangs the lower are discouraged.

Ranch, raised ranch, A-frame and split-level type buildings are discouraged. Their geometry is not normal to the districts discussed.



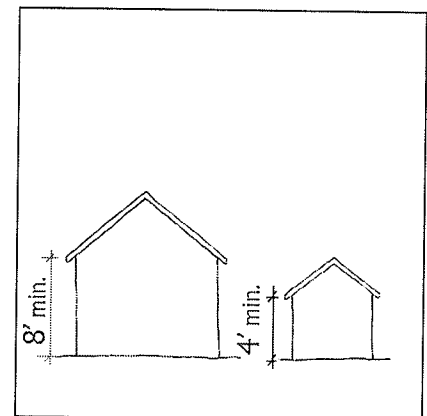
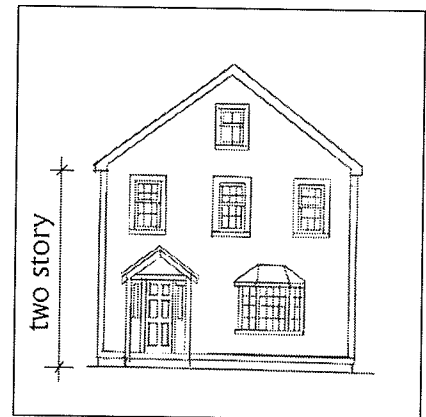
FACADES HEIGHTS

Two story EAVE HEIGHTS are encouraged in these districts. Eave heights greater than two stories are discouraged. One story eave heights are acceptable for Cape Cod and Gambrel style buildings.

Two story mixed-use buildings are encouraged.

Roof eave height on main roofs should be a minimum of 8' above the grade at the street face of the building. Eave height of non-habitable accessory buildings, such as tool sheds, should be a minimum of 4'-0" above grade.

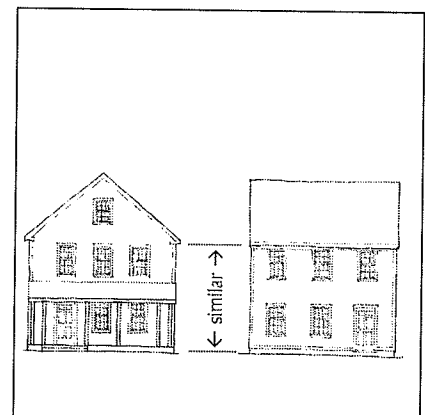
EAVE HEIGHTS



STORY HEIGHTS should be the same as or similar to those of the surrounding buildings.

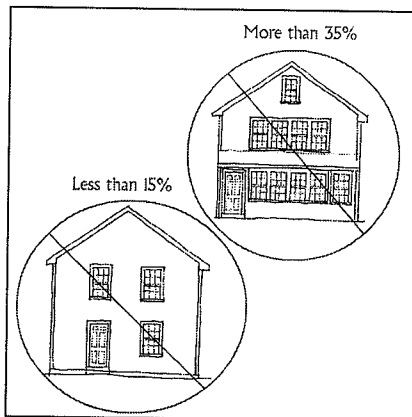
The first floor level of a two story facade should not exceed 3'-0" above grade at the side of the building facing the street.

STORY HEIGHTS



FACADES

WINDOW AND DOOR PLACEMENT



BUILDING FORM GUIDELINES

PLACEMENT

Windows and doors should be balanced in their placement on building facades.

Many traditional styles have symmetrical facades. Asymmetrical facades still maintain a balanced placement of elements.

GLASS/OPENINGS

No less than 15% and no more than 35% of the main facade should be interrupted with openings (windows and doors). The measurement includes muntins and sash but not casings.

For commercial applications, the area of glass and openings should be greater at the ground floor than at the upper level. Windows at the upper floor should be smaller than, or equal to, the windows at the first floor.

BUILDING FORM GUIDELINES

DEFINITIONS

A WINDOW is defined as the single, or single set, of sashes contained within jambs or mullions at the sides, and head and sill at top and bottom, respectively.

LITE is a term used to indicate glass, usually in or to the side of doors.

GANGED WINDOWS are multiple windows separated by mullions.

MUNTINS divide the panes of glass within the sash.

MULLIONS are structural divisions between windows.

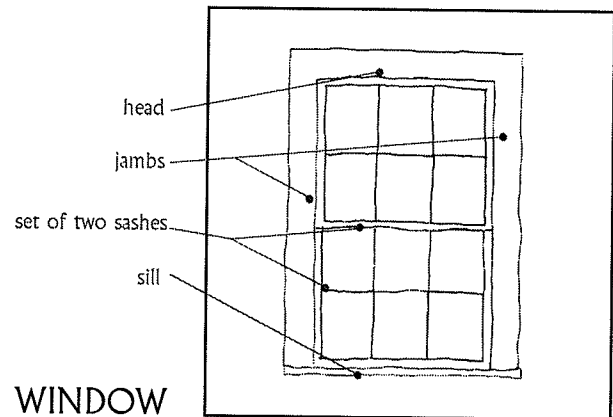
GUIDELINES

Single windows are encouraged. Ganged window configurations are acceptable.

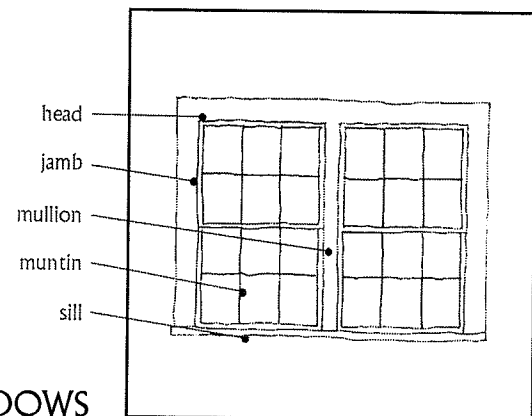
Windows should be vertical, and in proportion to the building and facade. Proportions for typical single windows should range from approximately 1:2 to 3:5.

WINDOWS

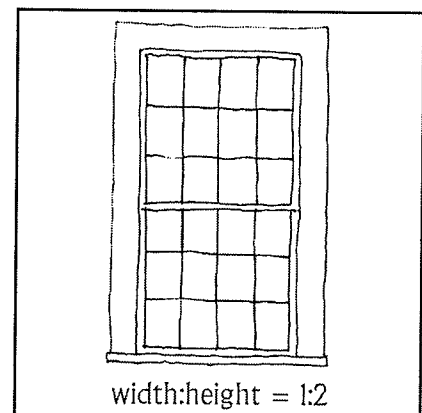
DEFINITIONS AND GUIDELINES



WINDOW

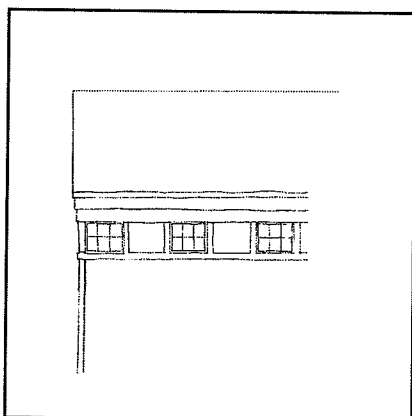
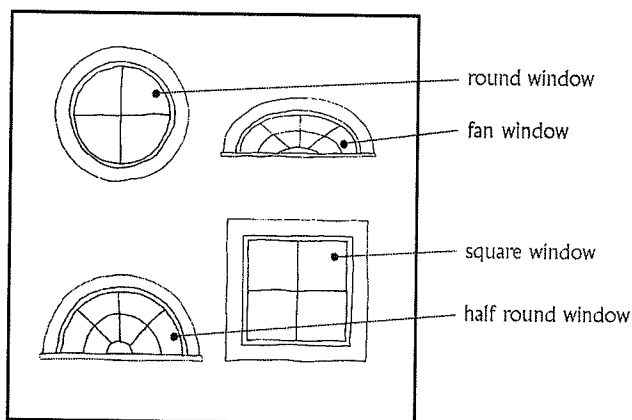
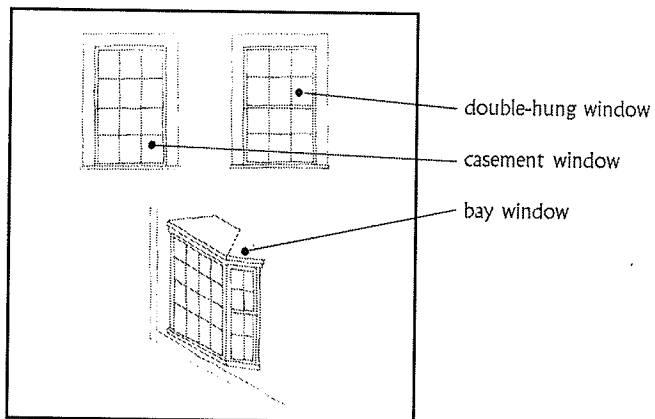


GANGED WINDOWS



WINDOWS

STYLES AND SHAPES



BUILDING FORM GUIDELINES

The window style in a building should be consistent for the entire building.

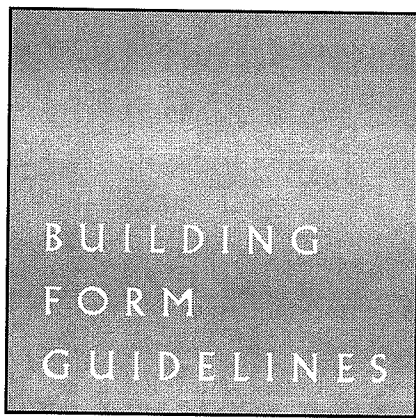
DOUBLE HUNG windows are encouraged. **CASEMENT** and **BAY** windows are acceptable in appropriate applications.

Special shapes such as square and round (1:1) windows are appropriate in selected applications such as turrets/lanterns and under eaves.

Fan-shaped/elliptical windows are appropriate over doors and windows in selected applications.

Half-round windows are appropriate in selected applications.

Windows in 1.5:1, 2:1, or 3:1 proportions are acceptable below roof eaves in some architectural styles. These, as well as square shapes, can be hinged from the top for awning windows.

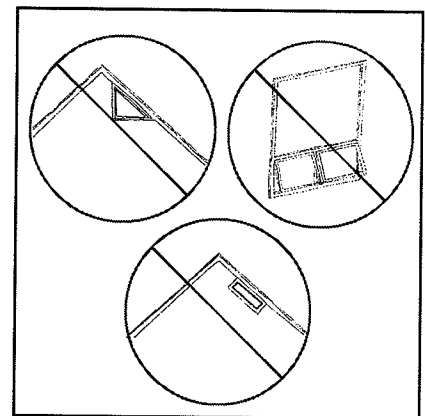
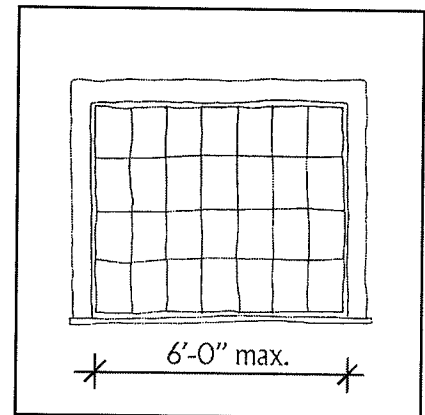


PICTURE WINDOWS are acceptable in first floor commercial applications and should be placed in a balanced relationship with other facade openings. Muntins are encouraged and the glass panes should be proportional to those in the other windows of the building. Picture windows should not exceed 6'-0" in length.

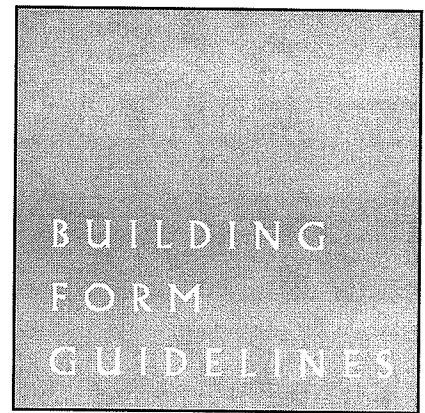
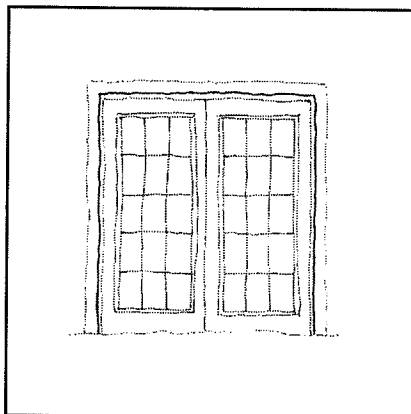
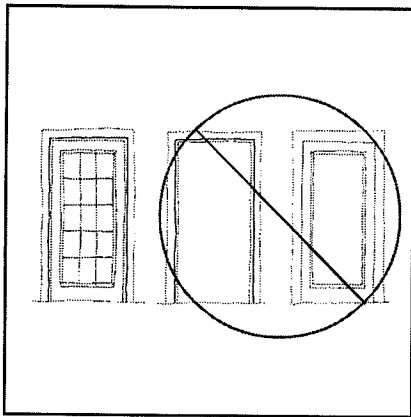
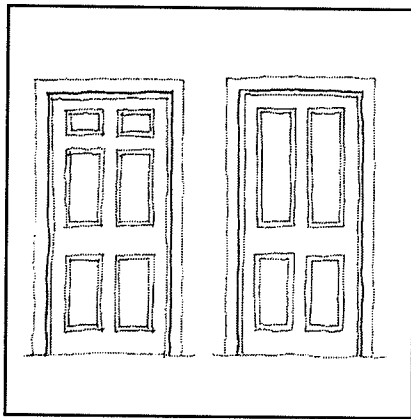
The following window styles are discouraged: picture windows with residential applications, combination picture/awning, combination picture/hopper, triangular, sloped.

WINDOWS

STYLES AND SHAPES



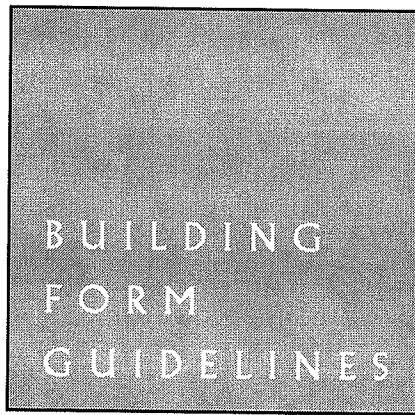
DOORS



PANELED WOOD DOORS are encouraged. Six-panel and four-panel are recommended, or as fits the tradition of the architectural style. Some Victorian doors used combinations of horizontal panels.

Glass doors with muntins are acceptable. Flush wood doors and single panel glass doors are discouraged.

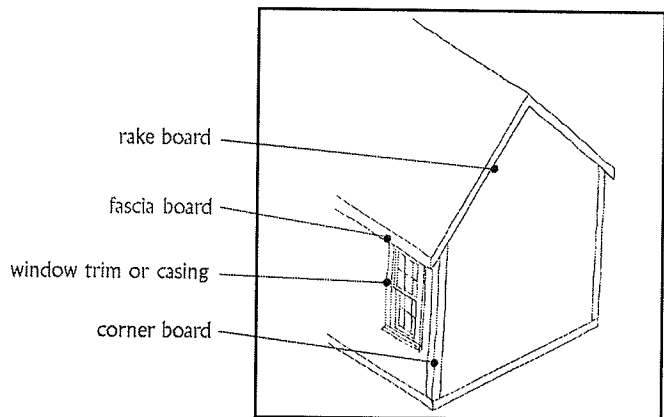
Sliding glass doors are discouraged on facades. They are acceptable at back elevations, where muntins are recommended.



DETAILS

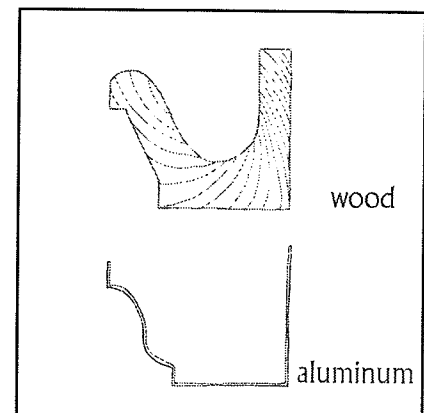
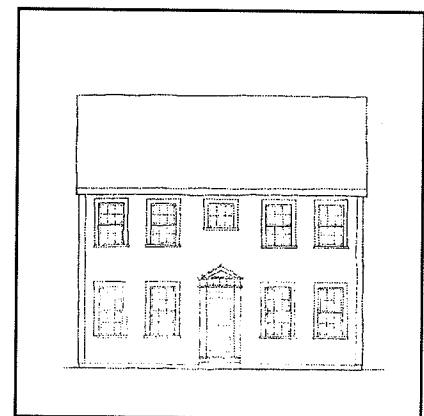
TRIM

TRIM is defined as the wood or other material which surrounds, terminates and/or seals windows and doors, building corners, eaves, and the like. Trim around windows and doors is also called CASING.

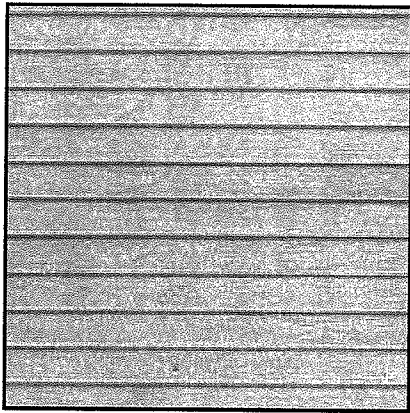


The size of the trim used on a building should be appropriate to the style of the building. All windows and doors should receive trim which is a minimum width of 3 1/2" wide, but a minimum of 4 1/2" is preferred. Sills and sill extensions are recommended for all windows. Corner boards, rake boards and fascia boards should be a minimum of 5 1/2" wide, a minimum of 7 1/4" is preferred.

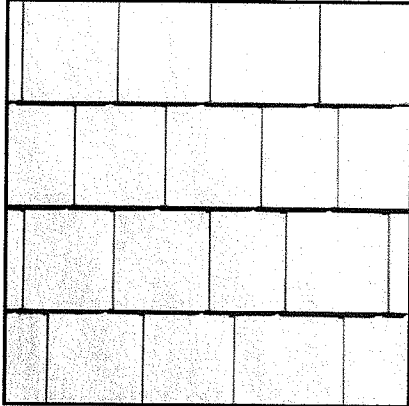
Wood gutters, as well as heavy stock ogee-profile aluminum gutters, are encouraged. Vinyl gutters are acceptable. The use of spacers behind gutters is recommended for longevity of the materials.



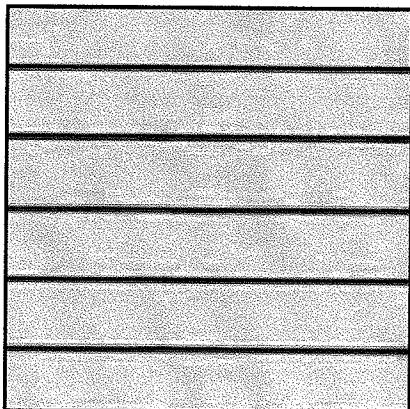
MATERIALS



CLAPBOARD



SHINGLE



SHIPLAP

BUILDING FORM GUIDELINES

SIDING

Wood siding is encouraged, particularly in the following types: clapboard, shingle, shiplap. Cementitious clapboard siding is acceptable.

TRIM

Wood trim is encouraged. PVC trim materials in lumber dimensions are acceptable.

FOUNDATION and RETAINING WALLS

Stone walls are recommended.